

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Somerset County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$9,812,809**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 27			
Program Progress:							
% of Funds Committed	100.00 %	89.44 %	1	90.66 %	100	100	
% of Funds Disbursed	95.32 %	79.59 %	1	81.06 %	99	99	
Leveraging Ratio for Rental Activities	2.87	4.71	20	4.62	42	36	
% of Completed Rental Disbursements to All Rental Commitments***	84.83 %	85.10 %	20	81.27 %	27	29	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.33 %	65.13 %	11	68.23 %	45	48	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	94.59 %	82.90 %	4	79.86 %	73	80	
% of 0-30% AMI Renters to All Renters***	87.39 %	44.92 %	1	44.82 %	93	96	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.59 %	96.07 %	21	94.65 %	29	28	
Overall Ranking:			In State:	3 / 27	Nationally:	90	91
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,917	\$26,982		\$25,419	111 Units	34.60 %	
Homebuyer Unit	\$19,112	\$16,774		\$14,530	95 Units	29.60 %	
Homeowner-Rehab Unit	\$27,831	\$15,065		\$20,251	16 Units	5.00 %	
TBRA Unit	\$12,895	\$8,048		\$3,156	99 Units	30.80 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerset County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,138	\$91,751	\$26,462
State:*	\$102,139	\$92,233	\$16,998
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	58.1	50.0	56.3	6.1
Black/African American:	26.7	27.8	31.3	4.0
Asian:	0.0	3.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	8.1
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	6.3	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.0	1.1	0.0	0.0
Asian/Pacific Islander:	0.0	2.2	0.0	39.4

ETHNICITY:

Hispanic	14.3	15.6	6.3	42.4
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HOUSEHOLD SIZE:

1 Person:	57.1	41.1	37.5	20.2
2 Persons:	21.0	25.6	25.0	24.2
3 Persons:	10.5	22.2	6.3	16.2
4 Persons:	7.6	10.0	25.0	18.2
5 Persons:	1.9	1.1	0.0	16.2
6 Persons:	1.9	0.0	0.0	2.0
7 Persons:	0.0	0.0	0.0	3.0
8 or more Persons:	0.0	0.0	6.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	49.5	44.4	18.8	26.3
Elderly:	19.0	1.1	31.3	3.0
Related/Single Parent:	25.7	37.8	12.5	47.5
Related/Two Parent:	1.9	13.3	37.5	23.2
Other:	3.8	3.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	49.5	0.0 [#]
HOME TBRA:	0.0	
Other:	29.5	
No Assistance:	21.0	

of Section 504 Compliant Units / Completed Units Since 2001 109

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerset County Consortium

State: NJ

Group Rank: 90
(Percentile)

State Rank: 3 / 27 PJs

Overall Rank: 91
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	84.83	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	72.33	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	94.59	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	94.59	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.59	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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